

70976

WARRANTY DEED

Vol. 1187 Page 1632

KNOW ALL MEN BY THESE PRESENTS, That W. F. DEAN and GLADYS DEAN, as tenants

in common  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT H. STONE and  
BARBARA M. STONE, husband and wife  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those  
of record and apparent upon the land, if any, as of the date of this deed, and that  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of February, 1987;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

W. F. Dean  
W. F. Dean

Gladys Dean  
Gladys Dean

STATE OF OREGON,  
County of Klamath } ss.  
2/2, 1987

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19\_\_\_\_

Personally appeared the above named

Personally appeared \_\_\_\_\_ and

who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:

W. F. Dean & Gladys Dean  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.  
Before me:  
Notary Public for Oregon  
My commission expires: 8/16/88

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

W. F. Dean & Gladys Dean

GRANTOR'S NAME AND ADDRESS

ALBERT H. STONE & BARBARA M. STONE  
9907 Hwy 140  
Klamath Falls, OR 97603

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

All of Lot 4 and a portion of Lot 5, Block 1, Tract 1198, VALE DEAN CANYON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 5; thence, along the Northerly line of said Lot 5, South 89 degrees 46' 46" West 89.17 feet; thence South 24 degrees 32' 54" East 384.03 feet to the Southeasterly corner of said Lot 5 on the Northerly end of Aurora Court; thence North 11 degrees 22' 48" West, along the Easterly line of said Lot 5, 356.68 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 3rd day  
of February A.D., 19 87 at 8:36 o'clock A M., and duly recorded in Vol. M87,  
of \_\_\_\_\_ Deeds on Page 1632.

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]